



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: June 16, 2023
MEETING DATE: June 20, 2023
SUBJECT: Final Plat Review Waterburg Heights, LLC 2 Lot Land Division

PROJECT NUMBER: MNSUB2304-03
PROJECT ADDRESS: 7XXX Perry City Road
PARCEL NUMBER: 36.-2-1
ZONING: A/R: Agricultural/Rural Zone

INTRODUCTION

The applicant and property owner, Kyle Koskinen – Waterburg Heights, LLC, applied for a minor subdivision for the subject site to subdivide the existing 114.28 acre vacant lot into two lots; ‘Parcel A’ approximately 83.25 acres, and ‘Parcel B’ approximately 31.026 acres. The Planning Board conducted sketch plat review during the June 20th meeting, and gave direction on public hearing requirements for final plat review.

PROCESS

The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per Ulysses Town Code [\(UTC\) 212-29](#). The proposal is considered an unlisted action under SEQR. The project is not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#). During this hearing, the Board will conduct a final plat review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed plat application noted in the Exhibit section below, and re-review the [05.26.2023 memo](#) for the June 6th meeting as needed.

EXHIBIT

[Exhibit A: Final Plat Application](#)